

PB# 76-35

Valley View Acres

Valley View Acres 76-35

Public Hearing March 8, 1978
Approved 7/12/78 8:41
Given to Town Clerk 7/13/78 9:15am



Oxford Pendaflex
CORPORATION

STOCK No. 753 1/3

GENERAL RECEIPT

3595

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

RECEIVED OF Valley View Acres (Hartman) Mar. 20 19 78
Twenty-five and 00/100 \$ 25.00
DOLLARS

FOR

DISTRIBUTION:

FUND	CODE	AMOUNT
25.00		
check		

BY

Charlotte Masanowski
Deputy

TITLE



Oxford Pendaflex
CORPORATION

STOCK No. 753 1/3

GENERAL RECEIPT

3595

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

RECEIVED OF Valley View Acres Mar. 20 19 78
Twenty-five and 00/100 \$ 25.00
DOLLARS

FOR Public Hearing

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>25.00</u>		
<u>check</u>		

BY Charlotte Marcantonio
Deputy
TITLE

Williamson Law Book Co., Rochester, N. Y. 14609

GENERAL RECEIPT

3732

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

RECEIVED OF Valley View Acres July 13 19 78
One hundred \$ 100.00
DOLLARS

FOR Sub-division # 78-35

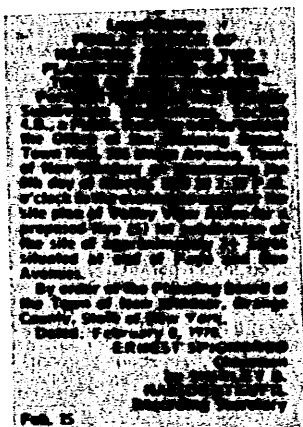
DISTRIBUTION:

FUND	CODE	AMOUNT
<u>100.00</u>		
<u>check</u>		

BY Charlotte Marcantonio
Deputy
TITLE

Williamson Law Book Co., Rochester, N. Y. 14609

Robert T. ...



State of New York

County of Orange, ss:

Olga Trachewsky

, being duly sworn deposes and
says that he is Principal Clerk
of Newburgh-
Beacon News Co., Inc., Publisher of The Evening News,
a daily newspaper published and of general circulation in
the Counties of Orange and Dutchess, and that the notice
of which the annexed is a true copy was published

One Time

in said newspaper, commencing on the...25th.....day of
.....February.....A.D., 1978 , and ending on
the25th day of February A.D., 1978

Subscribed and sworn to before me this

.....27th day of February 1978.....

Notary Public of the State of New York, County of Orange.
MY COMMISSION EXPIRES MARCH 30, 1979

Memo FROM:

OFFICE OF THE TOWN ENGINEER

TOWN OF NEW WINDSOR

555 UNION AVENUE

NEW WINDSOR, NEW YORK 12550

PHONE 565-8802

TO:

Mr. H. VanLeeuwen, Chairman
Planning Board

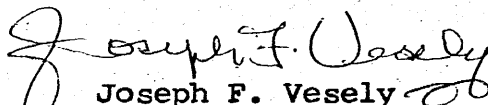
DATE: November 11, 1976

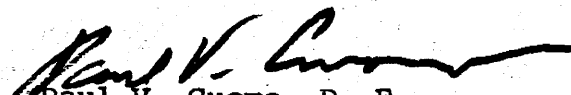
SUBJECT: Valley View Acres

—FOLD HERE—

This letter is to notify the Planning Board that the cul-de-sacs on the ends of Faye and Nee Avenue, is the best plan for the ends of these streets

Respectfully,


Joseph F. Vesely
Supt. of Highways


Paul V. Cuomo, P. E.
Town Engineer

PVC/JFV/mfb

by _____

COUNTY CLERK'S OFFICE

RECEIVED
York 10924
MAR 8 1979

NEW WINDSOR PLANNING BOARD
THOMAS A. AMOROSI
 Deputy County Clerk

By: Shirley B. Hadden
Chief Clerk

Motion by Councilman Rainey, seconded by Councilman Green, that the Town Board of the Town of New Windsor authorize the Town Comptroller to place a legal ad in The Evening News payable from the 1978 Budget, Printing and Advertising Expense, to the effect that all outstanding bills against the Town of New Windsor, Orange County, State of New York for the year 1978 must be in the possession of the Town Comptroller for audit on or before December 18, 1978 at 12:00 noon and that no bills for the year 1978 shall be honored thereafter.

Roll Call: All Ayes Motion Carried 5-0

#24 On Agenda - Motion - Set Year End Meeting

Motion by Councilman Green, seconded by Councilman Rainey, that the Town Board of the Town of New Windsor set the Year-End Town Board Meeting to be held at the Town Hall, 555 Union Avenue on December 28th, at 4:00 P.M.

Roll Call: All Ayes Motion Carried 5-0

#25 On Agenda - Motion - Authorize Transfer of Funds to Attorney's Account

Motion by Councilman Lahey, seconded by Councilman Green, that the Town Board of the Town of New Windsor authorize the Town Comptroller to transfer the sum of \$42.50 (plus shipping and handling), from Contingency Account to Town Attorney's account for the purposes of purchasing a book for the Town Attorney's Office entitled, "Review and Reduction of Real Property Assessments in New York".

Roll Call: All Ayes Motion Carried 5-0

#26 On Agenda - Motion - Approve Purchase for Justice Offices

Motion by Councilman Rainey, seconded by Councilman Lahey, that the Town Board of the Town of New Windsor approve the purchase of carpets for the two Court Offices and the hallway connecting the offices at the Recreation Building, and the office of the Supervisor and receptionist office at Town Hall. Cost not to exceed the amount of \$1,000 and to be paid from Anti-recession funds.

Roll Call: All Ayes Motion Carried 5-0

#27 On Agenda - Receive and File - Summons with Notice (Deverho Const. Co.)

Hearing no objections, the Town Board of the Town of New Windsor receive and file Summons with Notice received by the Town Clerk on the 21st of November 1978, in the matter of Deverho Construction Co., Inc. against the Town of New Windsor seeking final payment and settlement upon the performance of Contract, to the amount of \$9,540.95 and refer the Summons with Notice to the Attorney for the Town for action.

#28 On Agenda - Motion - Authorize Execution of Quitclaim Deed 121

Motion by Councilman Lahey, seconded by Councilman Green, that the Town Board of the Town of New Windsor authorize the execution of a quitclaim deed from the TOWN OF NEW WINDSOR to NEW WINDSOR ASSOCIATES covering 63 square feet of land more or less plus 5,663 square feet of land more or less in exchange for lands accepted this date by the Town of New Windsor from NEW WINDSOR ASSOCIATES and in accordance with an order of the Supreme Court of the State of New York dated November 30, 1977.

Roll Call: All Ayes Motion Carried 5-0

July 12, 1978

page 2.

The lady that lives on the end of the street with a problem, that will be solved. She was in at the last meeting that we had with you.

Atty. Crotty: This was approved by default.

Chairman Spignardo: He is pulling out a lot line to make ~~four (4) lots.~~

Motion by Mr. Infante seconded by Mr. Jones that the Planning Board of the Town of New Windsor approve the four (4) lot subdivision of Valley View Acres subject to receipt of easements for sanitary, sewer and drainage by Town Attorney and indication on subdivision map that easements are dedicated to the Town of New Windsor and to collect all fees. Fee- \$100.00 subdivision fee and \$1,000 Recreation fee.

Roll Call - All ayes, Motion carried, Fee paid.

#2 on the Agenda:

Ponderosa Site Plan

Mr. Washburn cancelled 7/12/78

#3 on the Agenda:

Safeky Mini Warehouse Site Plan

Mr. Bragg cancelled 7/12/78

#4 on the Agenda:

Connelly Industry Site Plan
Located on Route 32
Represented by Donald Bohem

Mr. Bohem: I am here tonight Gentlemen to ask for an extension of approval for the site plan located on Route 32. I would like to get 1 year.

Discussion - Briefing.

Atty. Crotty: There was an Article 78 on that?

Mr. Bohem: Yes. We have never heard any more about it.

Date 10/7/76

Application No. 76-35

APPLICATION FOR SUBDIVISION APPROVAL
Town of New Windsor, 555 Union Avenue, Orange County, N.Y.
Tel: 565-8208

Application is hereby made for subdivision of lands situated in the Town of New Windsor and described as follows:

1. Name of subdivision VALLEY View acres
2. Location FAYE & South End Ave
3. Acreage 4.767 4. Number of lots 9 (3 already approved) 5. Zone R-4
6. Name & address of subdivider NEW WINDSOR ASSOCIATES c/o DONALD TIRSCHWELL, CS9: 162 SOUTH MAIN STREET, NEW CITY NY 10958
7. Name & address of record owner of land SAME
8. Present and intended uses Residential Development

The undersigned applies for subdivision approval of the above described lands under the rules and procedure of the "Land Subdivision Regulations of the Town of New Windsor" as duly authorized by the Town Board of New Windsor, New York. Upon approval of the Preliminary Layout of said subdivision the applicant agrees to install such utilities as are required and to complete the streets as finally approved by the Planning Board or in lieu of this to post a performance bond as set forth and provided in the "Land Subdivision Regulations". Copies of the Preliminary Layout are hereby attached.

Compliance with requirements shall be the sole responsibility of the applicant or his representative and it is suggested a copy of the Subdivision Regulations be obtained to avoid rejection of the plans. Seven (7) copies of the plans are required.

Fees are due and payable upon submission of the preliminary plans. All checks are to be made payable to the Town of New Windsor.

NEW WINDSOR ASSOCIATES

Signature of applicant By

DONALD TIRSCHWELL
ATTORNEY

approved 7/12/78 BY AM

~~75-3~~
76-35

APPLICATION FOR SUBDIVISION APPROVAL
Town of New Windsor, 555 Union Avenue, Orange County, N.Y.
Tel: 565-8893

Application is hereby made for subdivision of lands situated in the Town of New Windsor and described as follows:

1. Name of subdivision Valley View Acres
2. Location FAYE & SOUTH END AVENUE
3. Acreage 3 + 4. Number of lots 5 5. Zone R-4
6. Name & address of subdivider New Windsor Associates
c/o DONALD TIRSCHWELL ESQ Box 69 New City N.Y. 10956
7. Name & address of record owner of land
SAME
8. Present and intended uses RESIDENTIAL DEVELOPMENT

The undersigned applies for subdivision approval of the above described lands under the rules and procedure of the "Land Subdivision Regulations of the Town of New Windsor" as duly authorized by the Town Board of New Windsor, New York. Upon approval of the Preliminary Layout of said subdivision the applicant agrees to install such utilities as are required and to complete the streets as finally approved by the Planning Board or in lieu of this to post a performance bond as set forth and provided in the "Land Subdivision Regulations". Copies of the Preliminary Layout are hereby attached.

Compliance with requirements shall be the sole responsibility of the applicant or his representative and it is suggested a copy of the Subdivision Regulations be obtained to avoid rejection of the plans. Seven (7) copies of the plans are required.

Fees are due and payable upon submission of the preliminary plans. All checks are to be made payable to the Town of New Windsor.

New Windsor Associates
by Signature of applicant RL
Robert Hawkins Agent

PUBLIC NOTICE OF HEARING
BEFORE THE PLANNING BOARD
OF THE TOWN OF NEW WINDSOR

Pursuant to Town of New Windsor Subdivision
Regulations, Section 4.B., a Public Hearing will be
held at the Office of the Planning Board, Town Hall,
555 Union Avenue, Town of New Windsor on Wednesday
the 8 day of March, 1978 at
7:30 P.M. o'clock in the evening to consider the site
plan of Valley View Acres for
a proposed five (5) lot sub-
division on the site of approximately 3+
acres situated at end of Faye and Nee Avenue

By order of the Planning Board of the Town of
New Windsor, Orange County, State of New York;

Dated: February 8, 1978

ERNEST SPIGNARDO

Ernest Spignardo

Chairman

by Shirley C. Hassdenteufel
Recording Secretary

TOWN OF NEW WINDSOR PLANNING BOARD MEETING
TOWN HALL
WEDNESDAY, APRIL 12, 1978 7:30 P.M.

BOARD MEMBERS PRESENT: CHAIRMAN ERNEST SPIGNARDO, LAWRENCE JONES, HENRY VAN LEEUWEN, JOSEPH CIMORELLI AND PHILIP INFANTE

BOARD MEMBERS ABSENT: JOSEPH LOSCALZO AND ALBERT ARGENIO.

OTHERS PRESENT: PHILIP CROTTY - TOWN ATTORNEY
PAUL V. CUOMO - TOWN ENGINEER
SHIRLEY B. HASSDENTEUFEL- RECORDING SECY.

tape 157

Chairman Spignardo called the meeting to order promptly at 7:30 P.M.

1 on the Agenda:

Butter Hill Subdivision

Cancelled.

Discussion re: letter to Kartiganer from the New York State Department of Health dated 4/10/78.

Motion by Mr. Jones seconded by Mr. Cimorelli that the Planning Board of the Town of New Windsor request Supervisor Petro to write a letter to Gilbert Faustel P.E. Chief, Water Supply re: Butter Hill Subdivision requesting the New York State Department of Health give Section one (1) of Butter Hill Subdivision approval and allow the Town of New Windsor to permit the developer to go forward.

Roll call: Jones: aye
Infante: aye
Cimorelli + aye
Spignardo: aye

Motion carried 4 ayes, no nays.

Town Attorney Crotty will advise Supervisor Petro of this.

#2 on the Agenda:

Vails Gate Shopping Center

Vails Gate

Represented by Mr. Ronald Washburn

Mr. Washburn SAID THEY WERE ALL READY TO GO AND JUST WAITING for Mr. Rogers to approve it.

Secretary to check with the Fire Inspector regarding Vails Gate Shopping Center.

Mr. Washburn said he would pick up the signed copies at the next meeting.

#3 on the Agenda

PELLECHIA SITE PLAN #78-14

Located on Little Britain Road corner of Weather Oak Hill
Represented by Mr. Ron Washburn

Mr. Washburn stated that is property was on Little Britain Road and Weather Oak Hill and that Mr. Pellechia wanted to put in a Garden Center.

Atty. Crotty: Are you going to put in six parking spaces (pointing to the map)?

Mr. Cuomo: There could be a legal problem there. Your parking spaces should be off Town property.

Mr. Pellechia said that would be no problem, he would move them back.

Motion by Mr. Jones seconded by Mr. Infante that the Planning Board of the Town of New Windsor approve the Greenthumb Garden Center located on Little Britain Road and Weather Oak Hill subject to the moving of the six (6) spaces on to the property of the owner. Fee \$100.00 Site Plan

Roll Call: Jones -yes
 Infante -yes
 Cimorelli -yes
 Spignardo - yes.

Motion carried - 4 ayes, no nays.

#4 on the Agenda

Joseph Ruscitti Subdivision #78-13
Located on Cedar Avenue
3 lots.
Represented by Mr. Ronald Washburn

Mr. Washburn: Star is the present owner of the property. The agreement - Cherry must buy 5 acres and Joe Ruscitti the remainder. Joe is to subdivide his piece. Joe owns a piece of property to the west and he will give a 50 ft. right-a-way to Cherry's property. 2.2 acres selling to Little League

Mr. Jones asked about the drainage.

Mr. Washburn explained what Mr. Cherry and Mr. Ruscitti would do. He stated he would like to work on this and wondered how the Board felt about this. Discussion.

Chairman Spignardo stated Mr. Ruscitti would be on the April 26th agenda.

#5 on the agenda

Valley View Acres Subdivision Discussion
Located on Nee and Faye Avenue

Chairman Spignardo stated that a decision must be reached regarding Valley View Acres. They had their Public Hearing.

Motion by Mr. Infante seconded by Mr. Jones that the Planning Board of the Town of New Windsor approve the 5 lot subdivision of Valley View Acres.

Roll call: Jones -yes
Infante- yes
Cimorelli-nay
Spignardo-yes

3 ayes, 1 nay.

Board was unable to act.

Approval granted by operation of Law - New York State Town Law Section 276.4

#6 on the Agenda

Plum Point Discussion
Located on Route 9W
Represented by Mr. Stewart Hoff

Mr. Hoff: I am represented Mr. & Mrs. Sarka.
We have asked Mr. Sam Schechter to attend this meeting.

Mr. Schechter: We have had an extension. We are negotiating with the banks.

Mr. Hoff: I have spoken with the banks. Mr. Schechter has been involved for many years.

Atty. Crotty asked Mr. Hoff if he were an Attorney.

Mr. Hoff: No, a real estate broker.

Chairman Spignardo: Gentlemen, what is your pleasure?

Motion by Mr. Jones seconded by Mr. Cimorelli that the Planning Board of the Town of New Windsor grant a six month (6 month) extension effective 5/28/78 to 11/28/78 to Kanaje Corp. Site Plan located on Route 9W.

Roll call- Jones- yes
Infante- yes
Cimorelli-yes
Van Leeuwen- yes
Spignardo-yes.

Motion carried 5 ayes.

Chairman Spignardo: There will be a meeting at the Town of Newburgh Town Hall on April 19, 1978 at 7:30 P.M., and it has been suggested that the Town of Newburgh Planning Board and the Town of New Windsor Planning Board have a session together. A task force has been formed. It is comprised of many men.

Correspondence

Hearing no objections a letter dated April 3, 1978 from Haptonburgh Planning Board re Otterkill Estates. A public hearing was held and a decision must be rendered. New Windsor was asked for any comments or recommendations. This was received and filed.
Secretary to answer letter stating we have no objections.

Hearing no objections a memo from Paul V. Cuomo, Town Engineer dated April 4, 1978 re: Affron Fuel Oil Company Inc. Dike. A dike was built without securing a site plan review and some of the dike is leaking and causing erosion and distress to a neighbors property. This was recorded received and filed.

Secretary to notify Affron Fuel Oil to appear before the Board at the next meeting. Meeting 4/26/78.

Hearing no objections a copy of a letter from Zoning Bd. of Appeals Secretary Pat Razansky dated April 11, 1978 to Ms. Debbie Martin stating the Board had granted a request for a use variance to operate a Beauty Salon in the basement of her residence. This was recorded received and filed.

Hearing no objections a copy of a letter from ZBA Secretary Pat Razansky to Wm. J. Larkin Assoc. stating a area variance was granted on April 10, 1978. This was recorded received and filed.

Hearing no objections a copy of a letter to Mr. Jerry Ciazso from the ZBA Secretary Pat Razansky stating an application for a use variance was granted at the April 10th meeting. This was recorded received and filed.

Minutes

Motion by Mr. Jones seconded by Mr. Infante that the Planning Board of the Town of New Windsor approve the minutes of March 22, 1978 as read.

Roll call- all ayes motion carried. 5-0

Adjournment

Motion by Mr. Van Leeuwen seconded by Mr. Cimorelli that the Planning Board of the Town of New Windsor adjourn the April 12, 1978 meeting. Roll call- all ayes, Motion carried 5-0 Meeting adjourned 9:40P.M.

Respectfully submitted,

Shirley B. Hassdenteufel
SHIRLEY B. HASSDENTEUFEL
Recording Secretary



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

CLERK'S CERTIFICATE

I, PAULINE G. TOWNSEND, duly appointed Town Clerk of the Town of New Windsor, hereby certify that a five (5) lot subdivision in the Town of New Windsor known as "Valley View Acres" Subdivision was submitted for final approval at a Public Hearing before the Town Planning Board of the Town of New Windsor on March 8, 1978 and the Town Planning Board failed to take action on the subdivision within the prescribed time limit, so that the subject subdivision is deemed conditionally approved subject to Orange County Department of Health approval under New York State Town Law, Section 276 (4), (See Town Planning Board minutes April 12, 1978).

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the cooperate seal of said Town, this 21st day of April, 1978.

Town Seal

PAULINE G. TOWNSEND
Town Clerk
Town of New Windsor

NEW WINDSOR PLANNING BOARD PUBLIC HEARING
TOWN HALL
WEDNESDAY, MARCH 8, 1978 7:30 P.M.

BOARD MEMBERS PRESENT: CHAIRMAN ERNEST SPIGNARDO, LAWRENCE JONES,
JOSEPH LOSCALZO, HENRY VAN LEEUWEN, ALBERT
ARGENIO, JOSEPH CIMORELLI AND PHILIP INFANTE

OTHERS PRESENT: PHILIP CROTTY- TOWN ATTORNEY,
PAUL V. CUOMO- TOWN ENGINEER,
SHIRLEY B. HASSDENTEUFEL

tape 155 side A

Chairman Spignardo called the Public Hearing to order promptly
at 7:30 P.M. and presided over same.

Mr. Tirschwell stated he and Mr. Hankin represented Valley
View Acres. Mr. Tirschell submitted receipts of registered
letters sent out from a list prepared by Mr. Hankin. Verified
okay.

The Secretary read the Legal Notice published in the Evening News.

Mr. Tirschell stated the cul-de-sacs were as per agreement with
the Town, installed by the Town. This subdivision meets the
code. The cul-de-sacs eliminate South End Avenue. This is a
5 lot subdivision.

Mr. Hankin: Zoning requires 100 ft. lots. If houses are set
back they will meet the Zoning Ordinance.

Mr. Loscalzo: We approved 3 lots which are separate. I remember
I voiced an objection.

Mr. Van Leeuwen: If my memory serves me, I also said 4 lots.
We were going to eliminate 1 lot.

Mr. Hankin: One, two and five didn't change. Three and four did.
We were going to apply for 4 and then come back for 1.
Then at the last meeting we said we would go to the Health Department
with 5 lots since they meet all requirements.

Mr. Jones: The Town of New Windsor owns 25 ft. of the
road and New Windsor Associates own the other 25 ft.

Mr. Tirschwell: No not now. This piece was owned by New Windsor
Associates. This would be the people who own the lots.

Mr. Van Leeuwen: I would like to see size of houses on lots shown.

Mr. Jones: Are the people going to be notified they own that land?

Mr. Tirschwell: The Town will deed to us, in turn these pieces will be deeded to Town so road will be put in.

Mr. Jones: I think the Town is taking a beating.

Mr. Tirschwell: The one who said who is right or wrong is the Judge. The only one who can tell us is the Judge in Goshen.

Atty. Crotty: The Judge went back 30 years. He knew the facts.

Mr. Jones: You say you are swapping two pieces of land for cul-de-sacs for the 50% that was for a road..

Mr. Tirschwell: It is like that for you have sewers and water running in there.

Mr. Infante: Why didn't Town accept second half?

Atty. Crotty: Sewer lines.

Mr. Tirschwell: You own it now. You have a deed for road purposes. This and that (pointing to the map).

Mr. Hankin: The Judge decided you owned it for road purposes.

Mr. Loscalzo: I agree with Hank, I would like to see houses. Number 2 is boxed in.

Mr. Van Leeuwen: Five and two are most critical.

Mr. Jones: What about threee?

Mrs. Cirigliano: I am paying taxes for sewers.

Mr. Cuomo: By virtue of penalty Mr. Cirigliano was told to make a manhole up here. (pointing) The Supervisor suggested a spur up to her property line. Mr. Hankin is granting an easement.

Mrs. Cirigliano: Mr. Hankin was very agreeable.

Mr. Van Leeuwen: I would like to see type of houses.

Mr. Tirschwell: We can't lock ourselves in and tell you people we are going to build an A frame house or a larger house. We have to conform to the zoning. It is not a Planning Board problem.

Mr. Van Leeuwen: That is all I am asking.

Atty. Crotty: He is bound by the setbacks.

Chairman Spignardo: The easement has to show on the map.

Mr. Hankin: Okay.

Mr. Loscalzo: I agree with Hank. I would like to see houses. There is no problem on one.

Mr. Jones: What about lot three?

Atty. Crotty: Would you object to approximate location?

Mr. Hankin: Do you want that on a filed map or for board purposes?

Mr. Van Leeuwen: For board purposes.

Mr. Argenio: I think the Board is concerned over the difference in elevation.

Mr. Tirschwell: Preliminary approval can't be granted without seeing the houses? We have been here five or six times over a three year period, you never asked for a house to be shown before.

Mr. Hankin: The first thing I point out is that you took twenty ft from the road. (Mr. Hankin explained grading on the map.) discussion continued. When done it should be 12%..

Mr. Argenio asked if they were going to move this dirt (pointing to map)?

Mr. Hankin: Yes.

Atty. Crotty: It is not in our subdivision regulations that we can require him to put houses on the map.

Chairman Spignardo asked if there were any questions from the floor?

Mrs. Slater-Nee Avenue: I want to know about landscaping. There is a large drop. Six or seven years ago they had told us they would shrub this area (pointing to the map). This was by a previous owner, of course. When we bought our lots and house there was suppose to be a certain price house. I have four lots.

Chairman Spignardo stated that the Engineering Department would check this out.

Mr. Hankin: If we don't disturb it nothing will happen. If we make the condition worse, we will fix it.

Motion by Mr. Infante seconded by _____ that the Planning Board of the Town of New Windsor approve the Valley View Acres 5 lot subdivision.

Motion died for lack of a second.

March 5, 1975 Public Hearing

Atty. Crotty: The Board has forty five (45) days to make a decision.

Motion by Mr. Loscalzo seconded by Mr. Van Leeuwen that the Planning Board of the Town of New Windsor close the Public Hearing for Valley View Acres.

Roll call:	Jones:yes	Loscalzo:yes
	Infante:yes	Argenio: yes
	Cimorelli: yes	Spignardo:yes.
	Van Leeuwen: yes	

Motion carried 5 ayes, no nays.

Chairman Spignardo stated they would be notified of the decision.
Hearing closed 8:20 P.M.

Respectfully submitted,

Shirley B. Hassdenteufel
SHIRLEY B. HASSDENTEUFEL
Recording secretary

Public Hearing

March 8, 1978

Robert E. McCarthy
George R. Schmitt
Lynn Schmitt
Carol McCarthy
Edward J. Schmitt
Maurice McKee, Jr.
Harriet Campbell
Hughes Martinez
Robert Martinez
Paul DeToro
Charles Berkman
Mark A. Rubin
Barbara Rubin
Florence Slater
Maria Cugliano
Anthony Gershberg
Lynn Gershberg
Eugene Gershberg
R. HANKIN
Daniel Gershtkowitz
Judy Hain

Planning Board

Water for Review

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by _____
for the building or subdivision of _____
has been reviewed by me and is approved _____ disapproved ✓

If disapproved, please list reason.

8" main would have to be installed
and looped from Blooming Grove Pike,
Also two (2) hydrants will have to be
installed at the end of road.

Under Fire Prevention
Article 21-10

HIGHWAY SUPERINTENDENT _____

Joseph Craig
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT _____

DATE _____

Planning Board

Sanitary for review

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval _____
Subdivision XXXXX as submitted by OSTERTAG AND MCDOUGALL
for the building or subdivision of VALLEY VIEW ACRES
has been reviewed by me and is approved _____ d: approved XXXXX

If disapproved, please list reason.

Submitted drawing of Valley View Acres does not indicate sewer lines or how
the property is to be serviced.

November 19, 1976

Recommendation:

In order to avoid the need for a pump station and to eliminate
the necessity of lift stations in individual homes, I recommend
that an easement be obtained to Manhole 7 T of sewer district #9
to service this sub-division.

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

Sumner H. Waiter
SANITARY SUPERINTENDENT

Nov. 17, 1976
DATE

INTER-OFFICE CORRESPONDENCE

SUBJECT Valley View Acres

DATE: 22 November 1976

TO: New Windsor Planning Board

FROM: Fire Inspector

1. Contents of Subject - Do not use if going to only one individual. This should be reflected in "TO".
2. If this information is to go to more than one Department, make it as follows:

To:

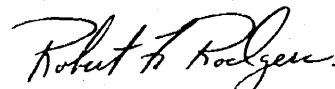
At a meeting held on 16 November 1976, the Bureau of Fire Prevention recommends rejection of the Valley View Acres project as submitted.

It was determined, that to allow the project to use the presently under-sized water main would not give the amount of water necessary to combat a structure fire in that area.

Presently, town law requires that water mains be a minimum of eight (8) inches in size. The water mains on Faye and Nee Avenues are six (6) inches in diameter from Blooming Grove Turnpike to the only hydrant on the streets, and after the hydrant reduces to four (4) inches in size. (Please see the attached water map.) To connect an eight (8) inch line to a four (4) inch line would be poor judgement.

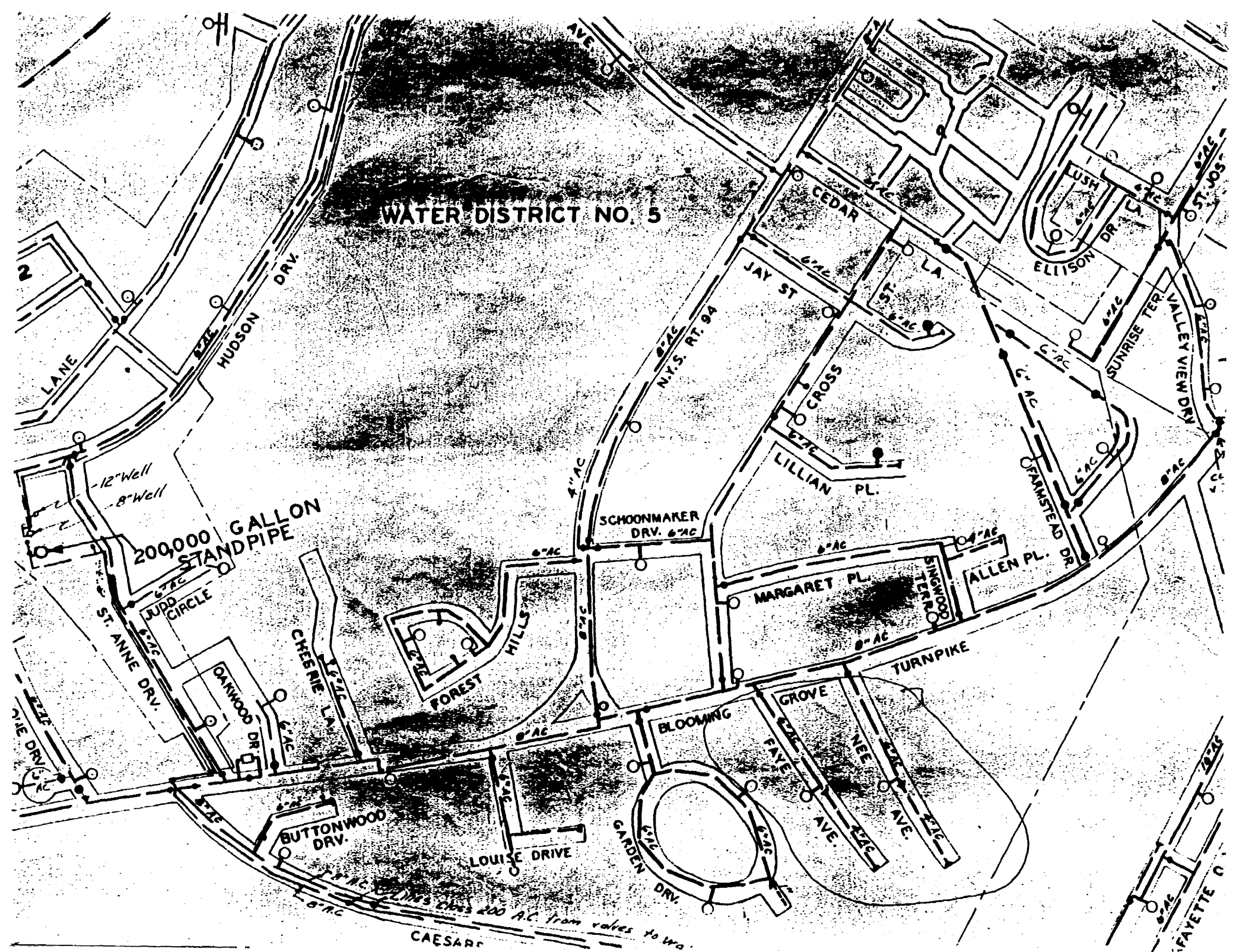
If I may be of any further assistance, please call on me.

Respectfully,



Robert F. Rodgers
Fire Inspector

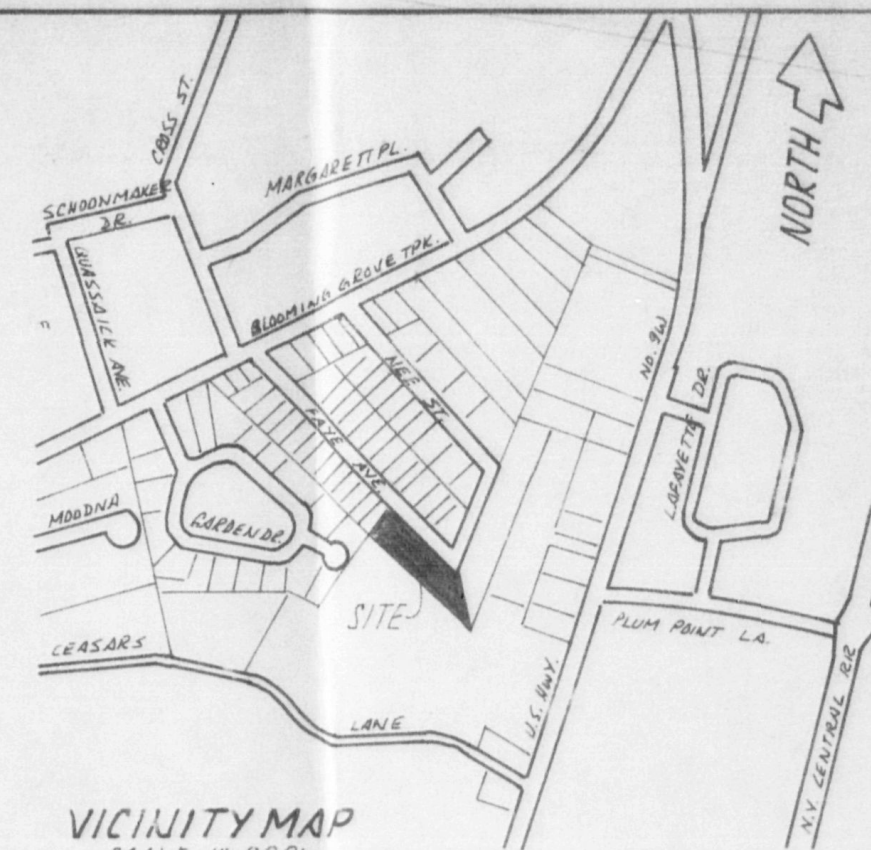
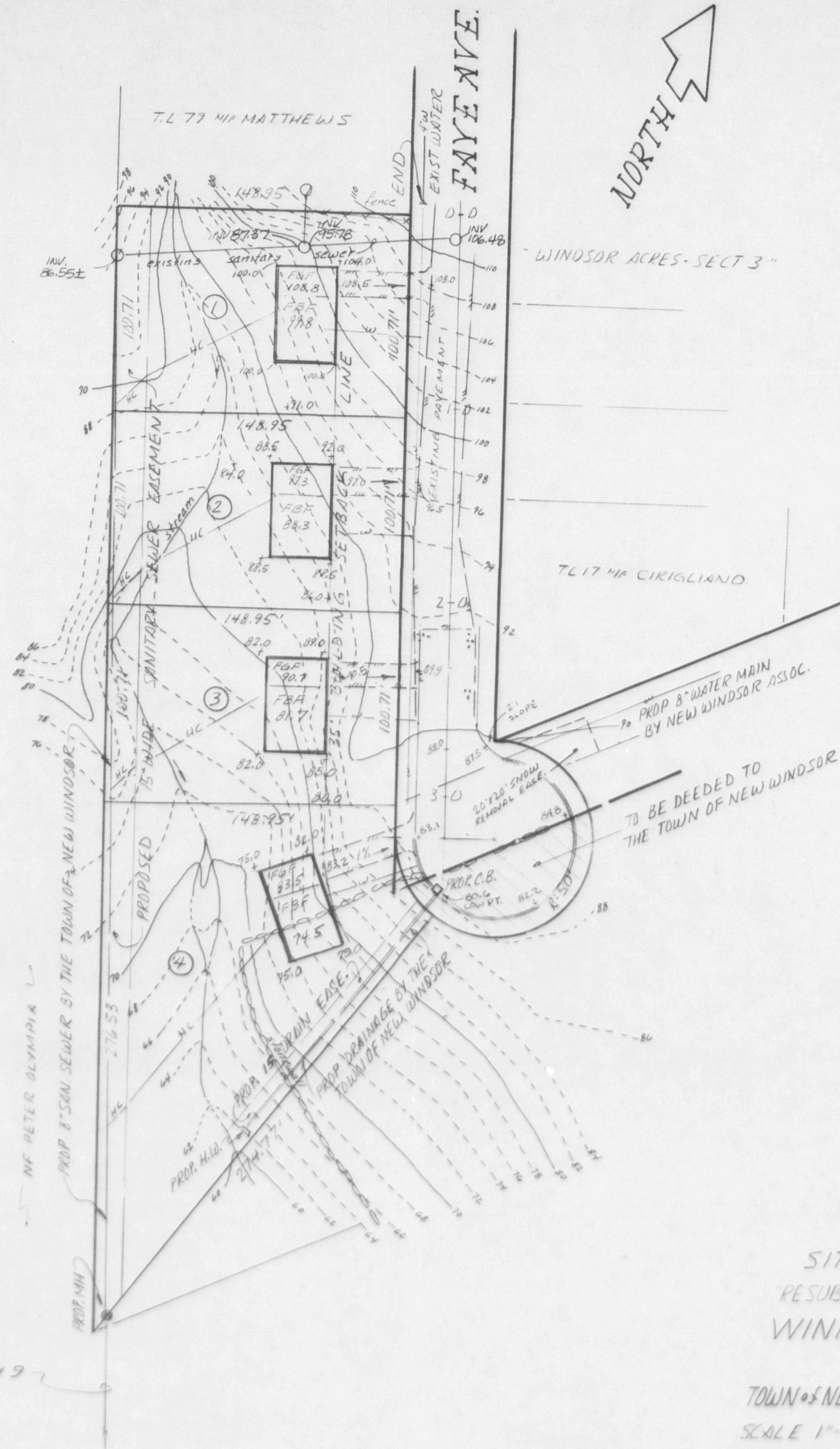
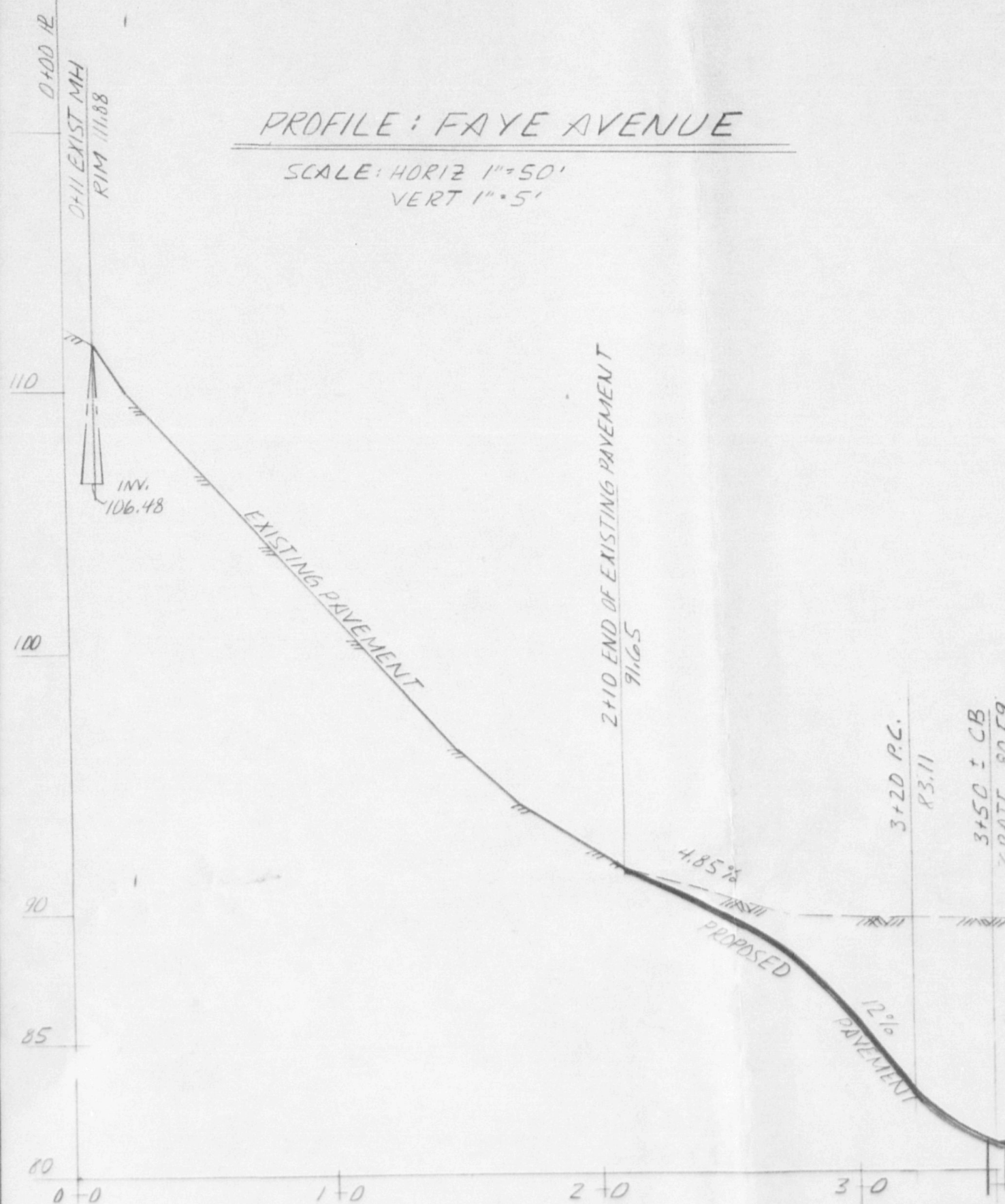
WATER DISTRICT NO. 5



④ 40 280 00 1 21 28 2 000 1 78

PROFILE: FAYE AVENUE

SCALE: HORIZ 1"=50'
VERT 1"=5'



VICINITY MAP
SCALE: 1"=800'

NOTES

1. THIS PARCEL APPEARS ON SECTIONS 37 & 47 OF THE TOWN OF NEW WINDSOR TAX MAP
2. NUMBER OF LOTS: 4
3. TOTAL AREA: 1.66 ACRES ±
4. RECORD OWNER:
NEW WINDSOR ASSOCIATES
70 BOX 69
NEW CITY, N.Y.

SITE GRADING PLAN
RESUBDIVIDED LOTS #61 THRU #67
WINDSOR ACRES-SECT 3"

TOWN OF NEW WINDSOR-ORANGE COUNTY-N.Y.

SCALE 1"=50'

JAN 18, 1978

DAVID S. M. DOUGALL, P.E.
PROFESSIONAL ENGINEER
SUFFERN, N.Y.

A. R. SPARACO JR., PLS.
SURVEYORS-PLANNERS
SUFFERN-MARLBORO, N.Y.

SITE PLAN
SCALE 1" = 40'-0"

GENERAL NOTES:

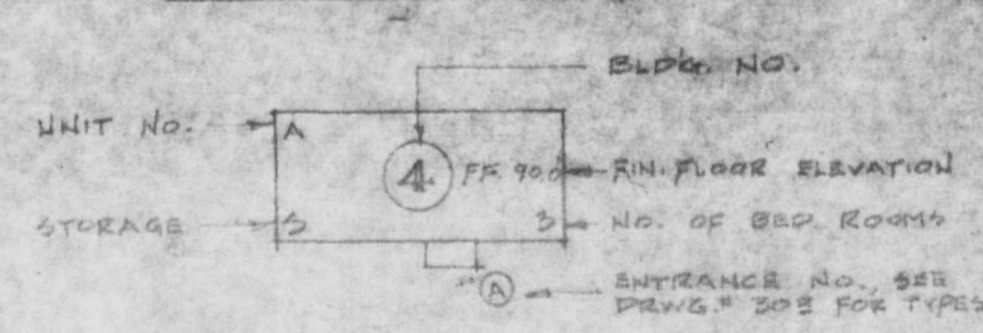
1. ALL WORK PERFORMED SHALL COMPLY WITH ALL REQUIREMENTS OF BUILDING CODE & ZONING ORDINANCES OF NEW WINDSOR, N.Y.

2. ALL SITE WORK, DRAINAGE & GENERAL LAND IMPROVEMENT IS TO BE SHOWN ON SEPARATE DRAWINGS PREPARED BY HERBERT L. KARTIGANER, P.E., L.S. OF NEW WINDSOR, N.Y.

3. ALL ELECTRICAL WORK SHALL BE APPROVED BY THE NATIONAL BOARD OF FIRE UNDERWRITERS. TYPICAL ELECTRICAL LAYOUT FOR APARTMENTS ARE SHOWN ON DRWG. #301. EXTERIOR LIGHTING, SERVICES & OTHER ELECTRICAL WORK SHALL BE SHOWN ON SEPARATE DRAWINGS BY OWNER.

4. ALL HEATING & PLUMBING WORK SHALL BE SHOWN ON SEPARATE DRAWINGS BY THE OWNER. ALL PLUMBING WORK SHALL BE APPROVED BY THE LOCAL BOARD OF HEALTH.

LEGEND



TABULATION

BLDG NO	1-BR	2-BR	3-BR
SECTION 2			
4	5	2	1
4A	4	3	1
5	12	4	1
5A	1	6	4
7D	14	6	1
8C	10	4	1
8A	4	2	1
9	12	2	1
	52	36	14

TOTAL UNITS 100

PARKING 100 @ 1.5 = 150 REQUIRED

FROM "C"	16
AREA "D"	57
AREA "E"	77
TOTAL	150

FUTURE SECTION 3

BLDG NO	1-BR	2-BR	3-BR
10-10A	20	4	1
11	1	3	2
12	12	1	1
13	12	6	1
14	12	10	1
15	20	1	1
16	8	8	1
	84	36	7

TOTAL UNITS 122

PARKING 122 @ 1.5 = 183

AREA "F"	53
AREA "G"	26
AREA "H"	54
AREA "I"	44
AREA "J"	8
TOTAL	185

REV DEC 1, 1967
REV JUNE 20, 1967
REV MAY 17, 1967

RAYMOND R. WELLS
ARCHITECT
PARAMUS, N. Y.

Raymond R. Wells
7847

DRWG. 520
AND LINDA VILLAGE
TOWN OF NEW WINDSOR
ORANGE COUNTY, N.Y.

DATE OF REV. SITE PLAN

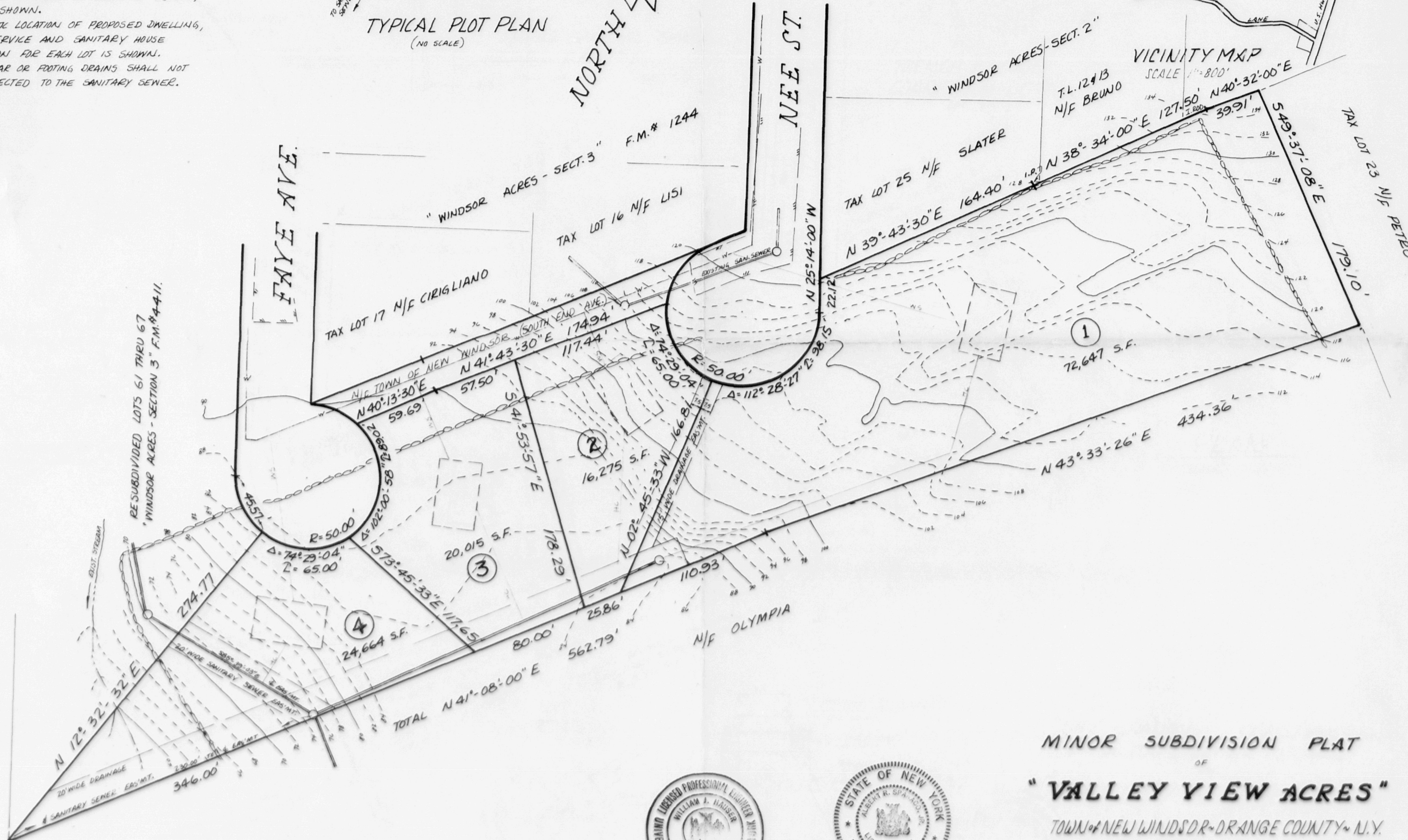
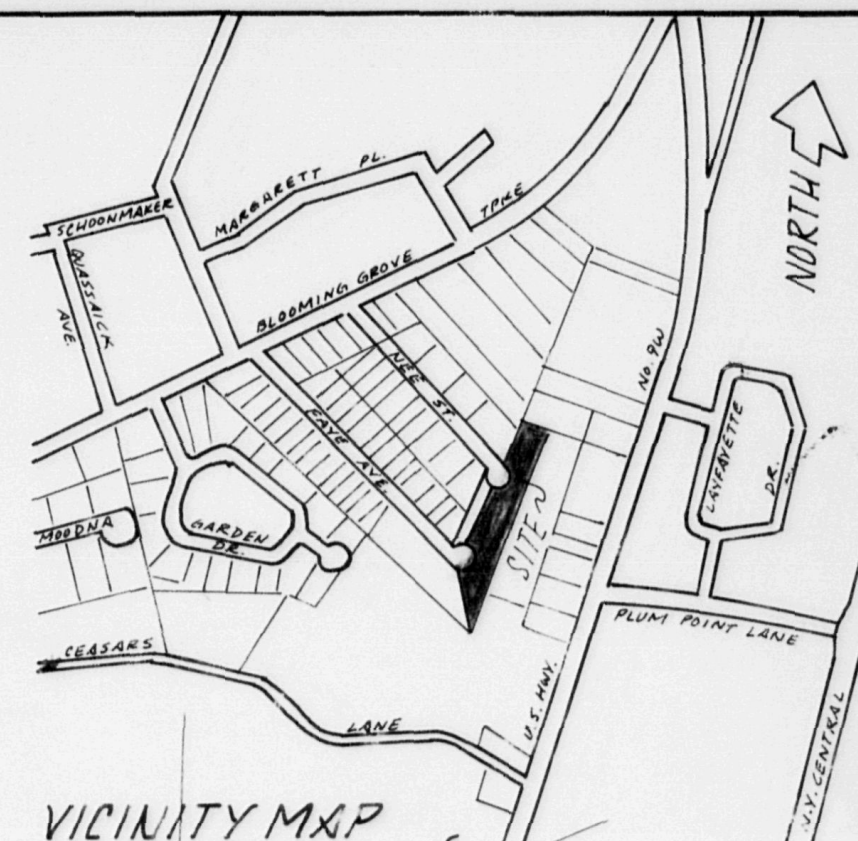
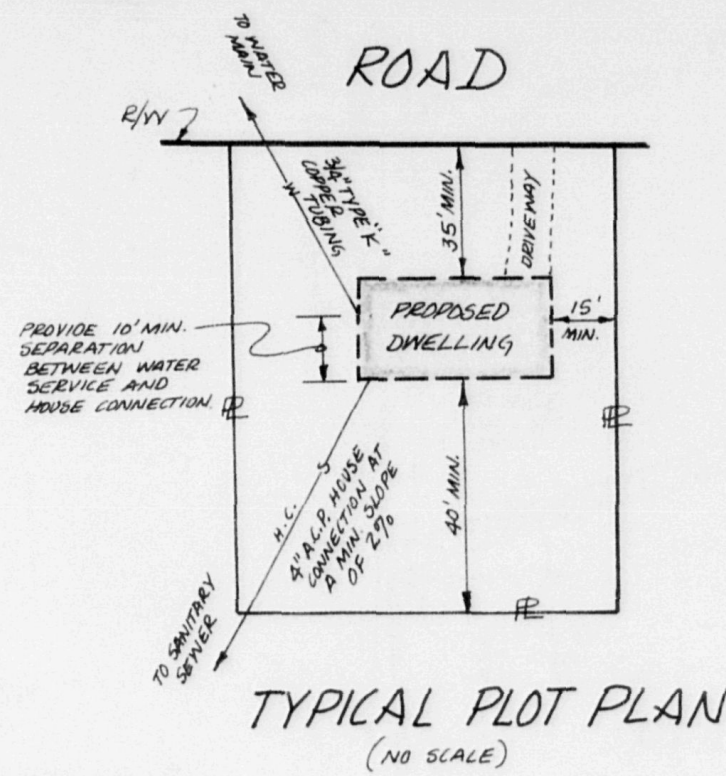
CONTRACT # 6524 MARCH 15, 1967



NOT VALID
UNLESS SEALED

~ NOTES ~

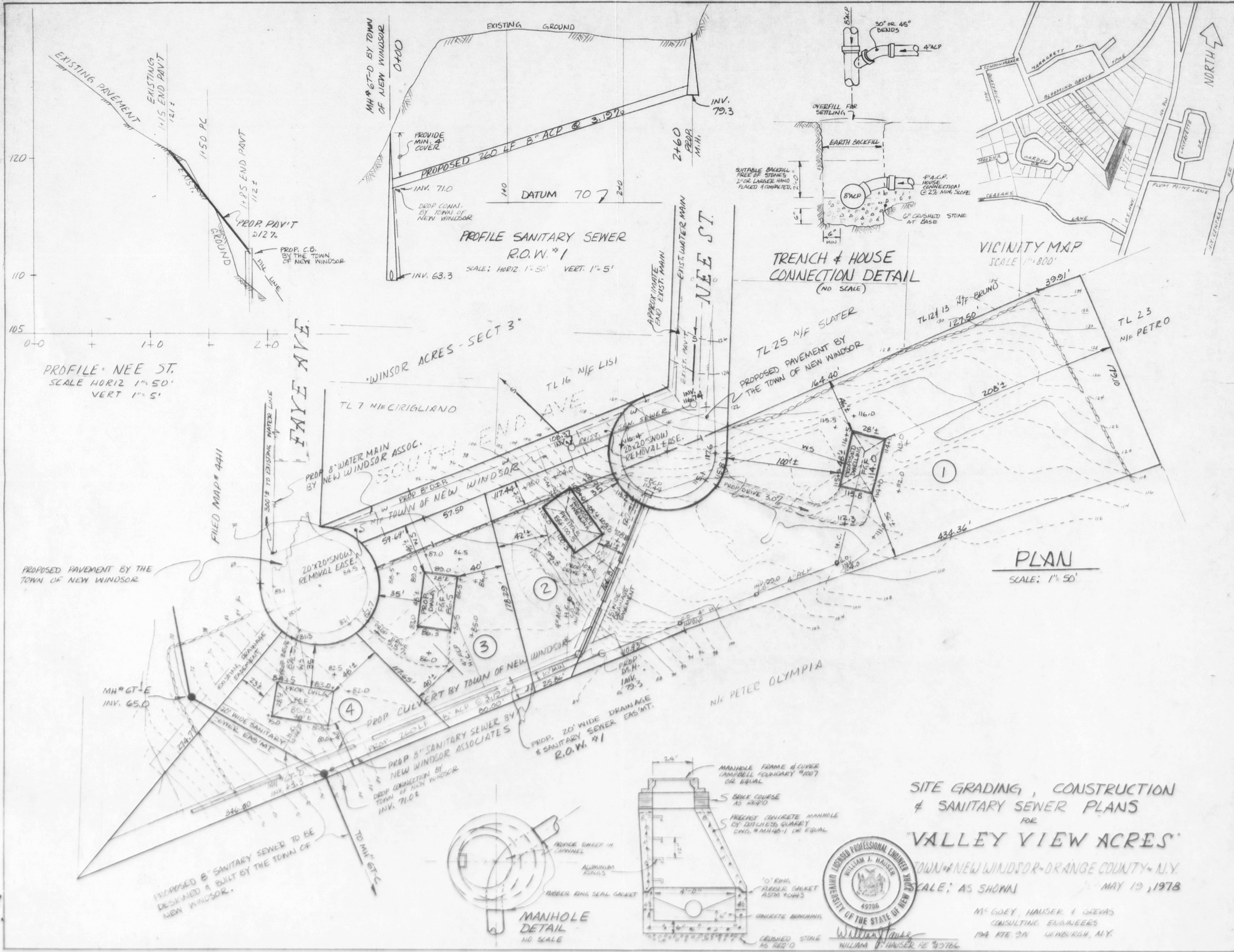
1. THIS PARCEL APPEARS ON SECTION 37 OF THE TOWN OF NEW WINDSOR TAX MAP.
2. NUMBER OF LOTS: 4
3. TOTAL AREA: 3.067± ACRES
4. RECORD OWNER AND SUBDIVIDER:
NEW WINDSOR ASSOCIATES
PO BOX 69
NEW CITY, N.Y.
5. ZONE: RB - MINIMUM BULK YARD REGULATIONS:
FRONT YARD: 35' AREA: 15,000 S.F.
SIDE YARD: 15' WIDTH: 100'
REAR YARD: 40' DEPTH: 125'
6. BOUNDARY INFORMATION BASED ON A SURVEY BY OSTERTAG & McDUGALL PREPARED FOR FAYE & SOUTH END AVE. REALTY CORP.
7. EASEMENTS OR RIGHT OF WAYS NOT VISIBLE, ARE NOT SHOWN.
8. A SCHEMATIC LOCATION OF PROPOSED DWELLING, WATER SERVICE AND SANITARY HOUSE CONNECTION FOR EACH LOT IS SHOWN.
9. ROOF, CELLAR OR FOOTING DRAINS SHALL NOT BE CONNECTED TO THE SANITARY SEWER.



William J. Hauser
WILLIAM J. HAUSER P.E. LIC. # 49786

Albert R. Sparaco
ALBERT R. SPARACO JR. P.L.S. LIC. # 46565

MINOR SUBDIVISION PLAT
OF
"VALLEY VIEW ACRES"
TOWN OF NEW WINDSOR, ORANGE COUNTY, N.Y.
SCALE 1"=50' MAY 19, 1978
A.R. SPARACO JR. P.L.S.
SURVEYORS-PLANNERS
SUFFERN-MARLBORO, N.Y.



NOTES

1. THIS PARCEL APPEARS ON SECTIONS 37 & 47 OF THE TOWN OF NEW WINDSOR TAX MAP.

2. NUMBER OF LOTS: 4

3. TOTAL AREA: 1.739 ACRES

4. RECORD OWNER: NEW WINDSOR ASSOCIATES
SUBDIVIDER
PO BOX 69
NEW CITY, N.Y.

5. BEING A RESUBDIVISION OF LOTS 61 THRU 67 AS SHOWN ON A MAP ENTITLED: "WINDSOR ACRES" SECT. III, FILED IN THE ORANGE COUNTY CLERK'S OFFICE AS MAP #1244.

6. EASEMENTS OR RIGHT OF WAYS, NOT VISIBLE, ARE NOT SHOWN.

7. BOUNDARY INFORMATION BASED ON A SURVEY BY OSTERTAG & M'DOUGALL, ENGINEERS & SURVEYORS, DATED 14 FEB 1973 AND REVISED 31 MAR 75 & 1 APRIL 75, PREPARED FOR FAYE AND SOUTH END AVE. REALTY CORP.

8. ZONE: RB BULK REGULATIONS:

AREA: 15,000 SF
WIDTH: 100'
DEPTH: 125'
FRONT YARD: 35'
SIDE YARD: 15'
REAR YARD: 40'

9. SUBDIVISION PLAT FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON 2/9/78 AS MAP # 4411

RELOCATED SANITARY SEWER EASEMENT

PLATED SEWER EASEMENT TO BE ABANDONED

NEW SANITARY SEWER EASEMENT

LOT #4 MAP OF VALLEY VIEW ACRES

REVISED SANITARY SEWER EASEMENT

SUBDIVISION PLAT

RESUBDIVIDED LOTS #61 THRU #67
"WINDSOR ACRES" SECT. 3

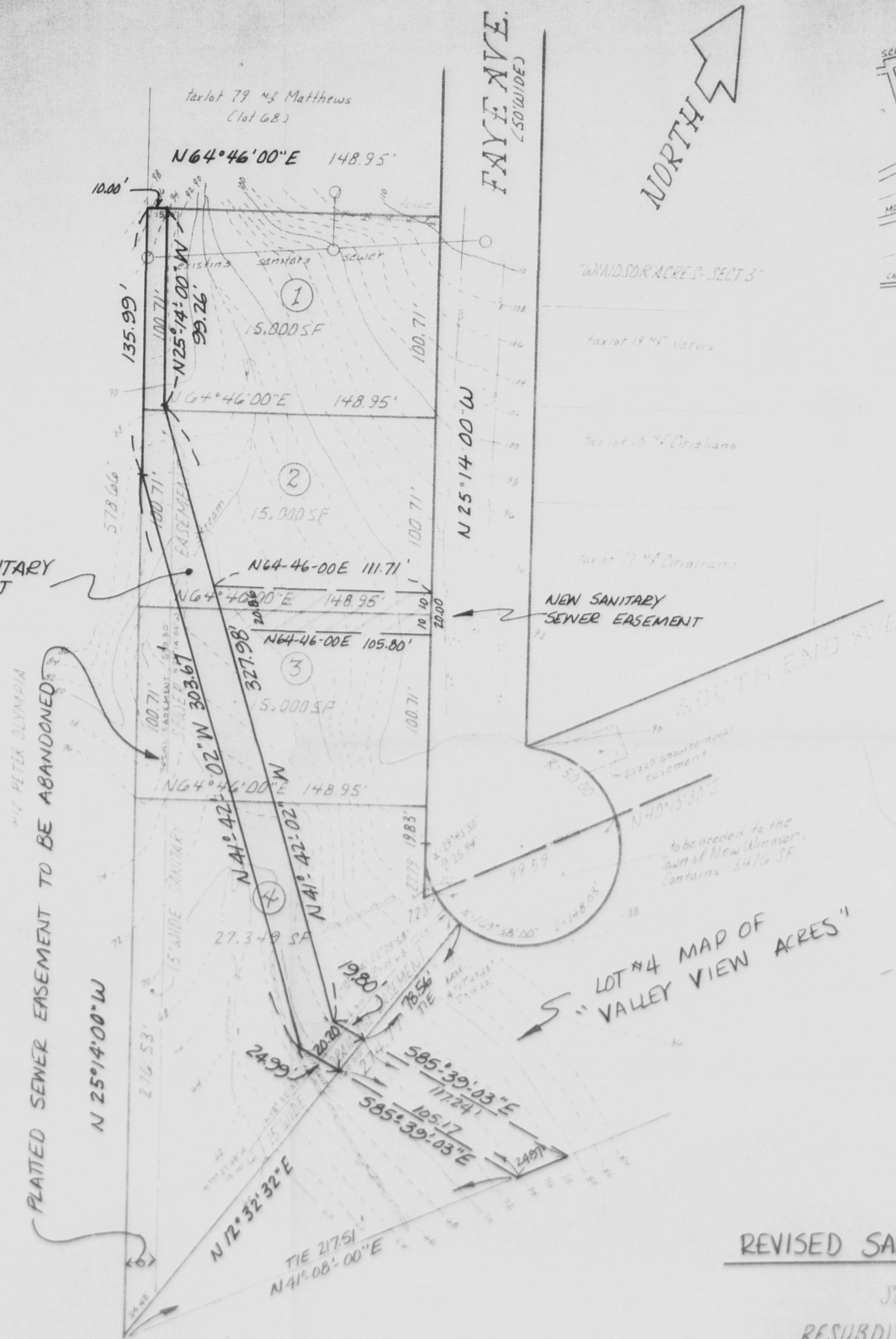
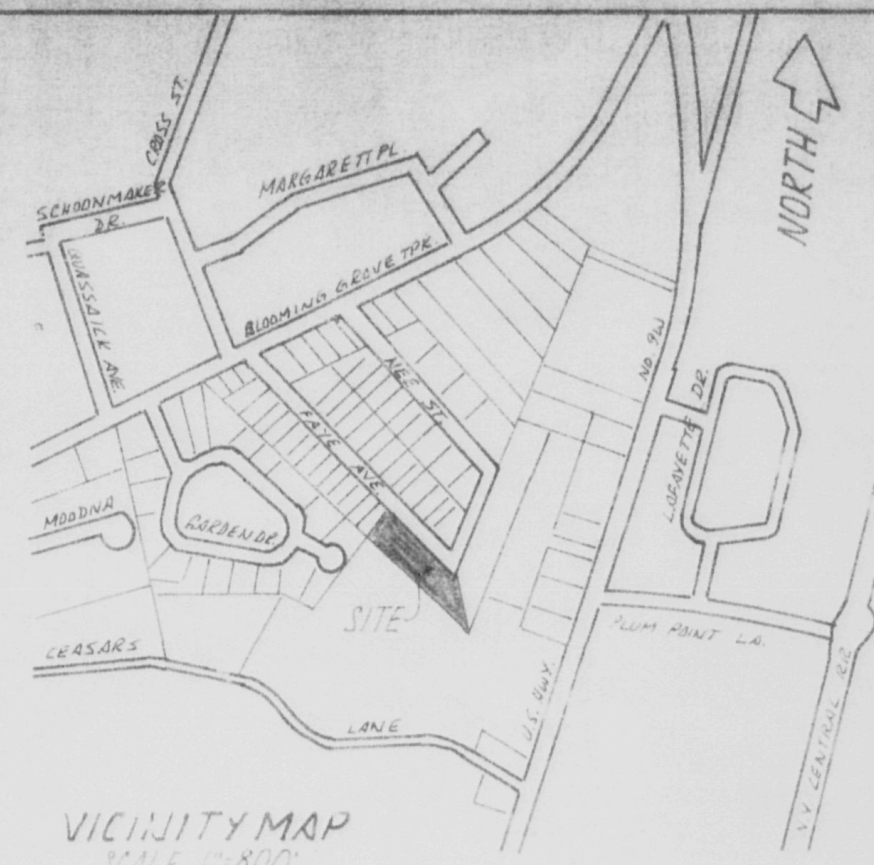
TOWN OF NEW WINDSOR - ORANGE COUNTY - N.Y.

SCALE 1"=50'

A.R. SPARACO JR., PLS.
SURVEYORS-PLANNERS
SUFFERN - MARLBORO, N.Y.

NEW EASEMENT ADDED
7 AUG. 78

Albert R. Sparaco Jr.
ALBERT R. SPARACO JR. PLS. N.Y. Lic. #46565



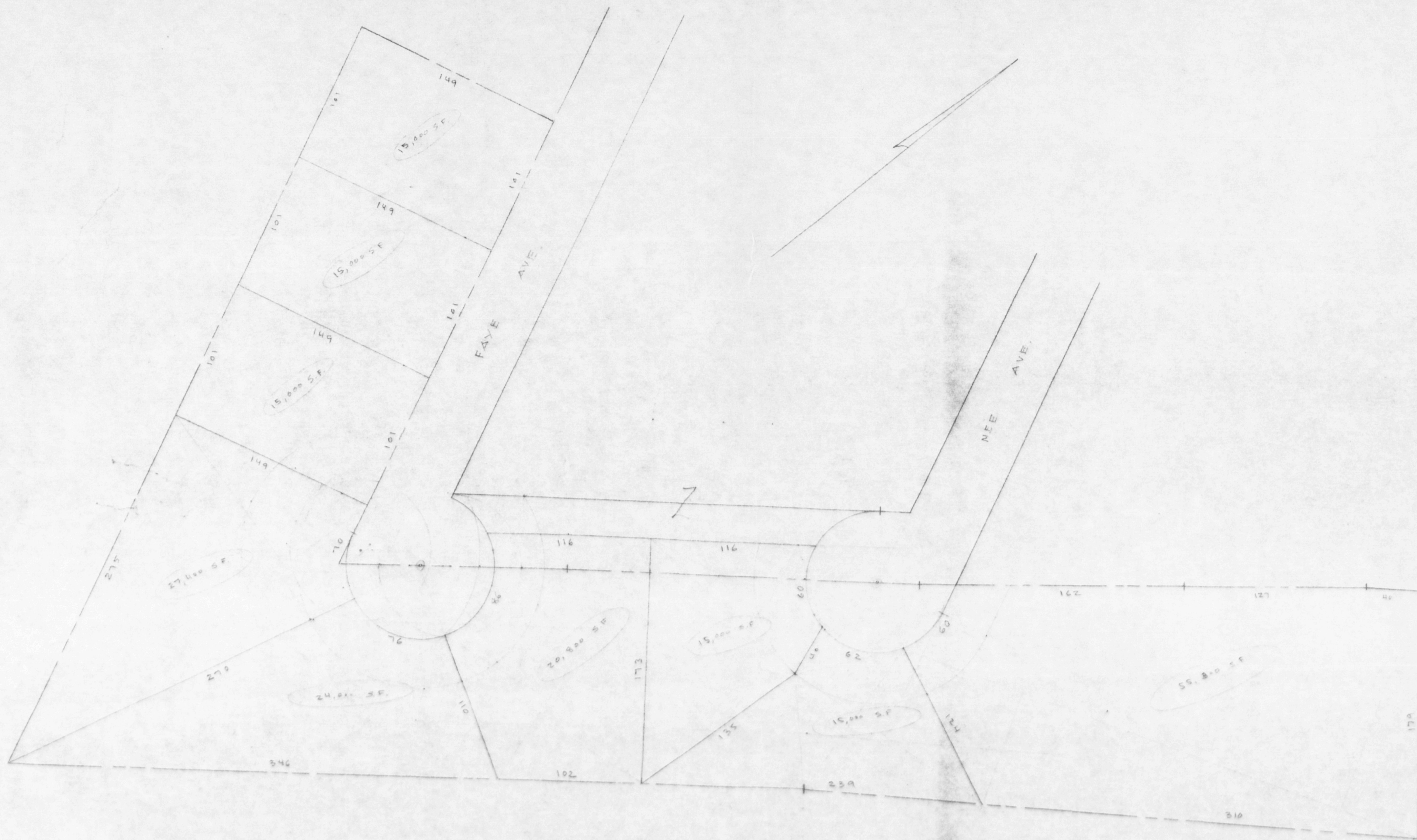


R-4 ZONE

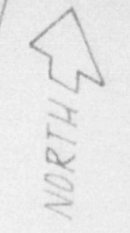
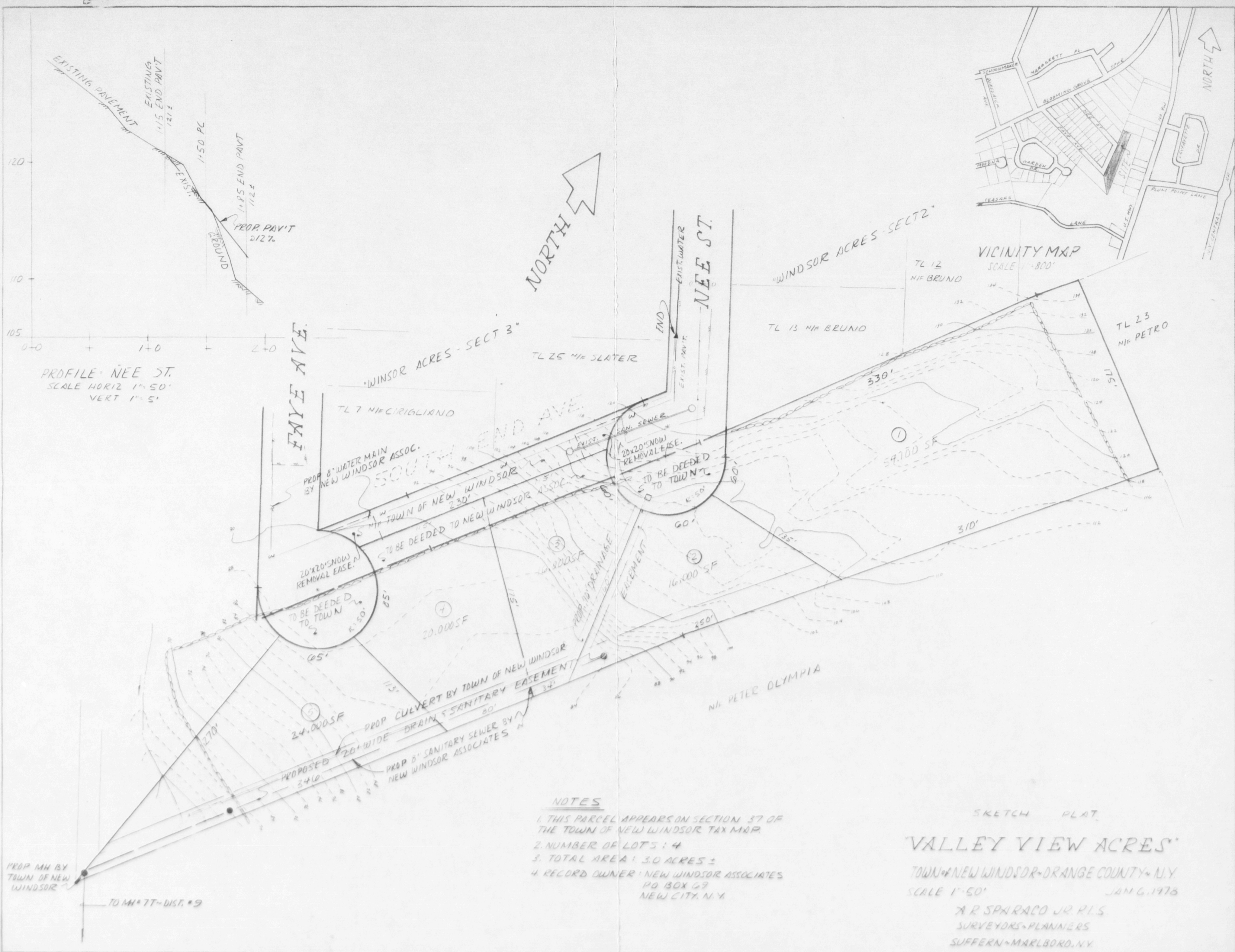
LOT AREA - 15,000 SF
 LOT WIDTH - 100'
 F.Y. - 35'
 S.Y. - 15' 30" A.C.
 R.Y. - 40'
 MIN. FRONTAGE - 60'

01797

1" = 50'



1" = 50'



- NOTES**
- 1. THIS PARCEL APPEARS ON SECTION 37 OF THE TOWN OF NEW WINDSOR TAX MAP.
 - 2. NUMBER OF LOTS: 4
 - 3. TOTAL AREA: 3.0 ACRES ±
 - 4. RECORD OWNER: NEW WINDSOR ASSOCIATES
PO BOX 69
NEW CITY, N.Y.

SKETCH PLAT
"VALLEY VIEW ACRES"
TOWN OF NEW WINDSOR - ORANGE COUNTY - N.Y.
SCALE 1"=50' JAN 6, 1978
R. SPARACO JR. P.L.S.
SURVEYORS - PLANNERS
SUFFERN - MARLBOROUGH, N.Y.